069.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,100 / 1,054,100
					USE VALUE:	1,054,100 / 1,054,100
					ASSESSED:	1,054,100 / 1,054,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALI FAITH L
Owner 2:	
Owner 3:	
Street 1:	241 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GERA DAVID & -
Owner 2:	GERA MARK -
Street 1:	241 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,364 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Stucco Exterior and 3304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8364.000	625,900	5,500	422,700	1,054,100
Total Card	0.192	625,900	5,500	422,700	1,054,100
Total Parcel	0.192	625,900	5,500	422,700	1,054,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.09 | /Parcel: 319.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44222
GIS Ref:
GIS Ref:
Insp Date: 07/27/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	625,900	5500	8,364.	422,700	1,054,100	1,054,100	Year End Roll	12/18/2019
2019	101	FV	460,700	5500	8,364.	392,500	858,700	858,700	Year End Roll	1/3/2019
2018	101	FV	460,700	5500	8,364.	392,500	858,700	858,700	Year End Roll	12/20/2017
2017	101	FV	422,200	5500	8,364.	344,200	771,900	771,900	Year End Roll	1/3/2017
2016	101	FV	283,500	5500	8,364.	314,000	603,000	603,000	Year End	1/4/2016
2015	101	FV	267,800	5500	8,364.	277,800	551,100	551,100	Year End Roll	12/11/2014
2014	101	FV	267,800	5500	8,364.	262,700	536,000	536,000	Year End Roll	12/16/2013
2013	101	FV	267,800	5500	8,364.	250,000	523,300	523,300		12/13/2012

!5939!

PRINT

Date	Time
12/10/20	20:45:43

LAST REV

Date	Time
12/27/19	08:10:06
apro	
5939	

USER DEFINED

Prior Id # 1:	44222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERA DAVID &,	68291-362		10/28/2016		1,030,000	No	No		
STUBBE JOANNE,	66479-488		12/4/2015	Change>Sale	655,000	No	No		
EAGAN SEAN/ETAL	25766-271		10/27/1995		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2019	1403	Sun Room	22,000					
3/19/2016	258	Add Bath	55,000					add master bath, k
2/4/2016	131	Heat App	11,000		2/4/2016			Installation of 2
4/5/2005	358	Manual	12,000					RENOVATE PORCH /AN
12/1/1998	825	Manual	7,700					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2017	SQ Returned	MM	Mary M
7/27/2016	Meas/Inspect	PT	Paul T
7/27/2016	Permit Visit	PT	Paul T
6/11/2009	Measured	189	PATRIOT
11/6/1999	Missed Appt.	266	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8364		Sq. Ft.	Site		0	70.	0.72	12			Med. Tr	-10					422,679						422,700	

Total AC/HA: 0.19201 | Total SF/SM: 8364 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,679 | Spl Credit | Total: 422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03161001
Const Adj.:	0.99980003
Adj $ / SQ:	134.082
Other Features:	160158
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	656052
Depreciation:	30178
Depreciated Total:	625874

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

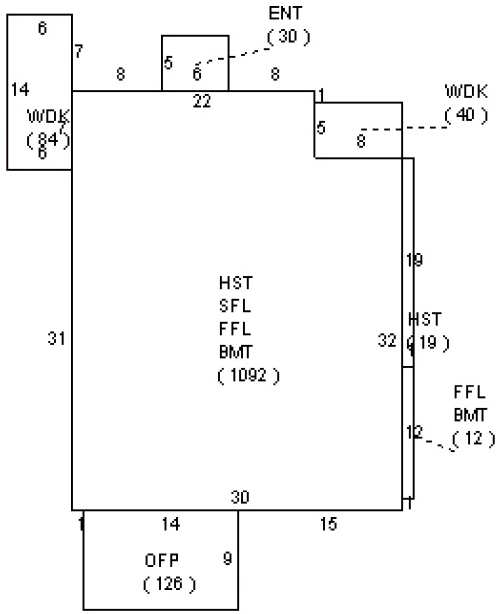
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.49
Special Features:	0	Val/Su Net:	151.33
Final Total:	625900	Val/Su SzAd	227.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	55.310	61,061
FFL	First Floor	1,104	134.080	148,027
SFL	Second Floor	1,092	134.080	146,418
HST	Half Story	556	134.080	74,483
OFP	Open Porch	126	29.590	3,728
WDK	Deck	124	14.060	1,744
ENT	ENTRY	30	26.390	792
	Net Sketched Area:	4,136	Total:	436,253
Size Ad	2751.5	Gross Are	4691	FinArea 3304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X32	A	AV	1915	20.58	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500